

PROCEEDINGS OF THE COMMON COUNCIL  
IN REGULAR SESSION  
TUESDAY, APRIL 14 1981

CITY OF FORT WAYNE, INDIANA  
JOURNAL OF THE PROCEEDINGS  
OF THE COMMON COUNCIL

THE COMMON COUNCIL OF THE CITY OF FORT WAYNE MET IN THE  
COUNCIL CHAMBERS Tuesday EVENING April 14 A.D., 19 81,  
IN Regular SESSION. PRESIDENT John Nuckols  
IN THE CHAIR, AND Charles W. Westerman CLERK, AT THE DESK,  
PRESENT THE FOLLOWING MEMBERS VIZ:

BURNS ✓, EISBART ✓, GiaQUINTA ✓,  
NUCKOLS ✓, SCHMIDT, D. ✓, SCHMIDT, V. ✓,  
SCHOMBURG ✓, STIER ✓, TALARICO ✓,  
ABSENT \_\_\_\_\_

COUNCILMAN \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_,  
\_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_,

THE INVOCATION WAS GIVEN BY Reverend James Tucker -

South Side Church of Nazarene

RECEIVED REPORT FROM THE CITY CONTROLLER FOR THE MONTH OF  
\_\_\_\_\_, 19 \_\_\_\_\_. MOTION MADE AND CARRIED THAT REPORT BE MADE  
A MATTER OF RECORD AND PLACED ON FILE.

THE MINUTES OF THE LAST REGULAR March 25, 19 81,  
\_\_\_\_\_, 19 \_\_\_,  
SPECIAL \_\_\_\_\_, 19 \_\_\_\_,

SESSION HAVING BEEN DELIVERED TO THE COUNCIL, WERE, ON MOTION, APPROVED  
AND PUBLISHED.



# The City of Fort Wayne

## Office of the Mayor

March 25, 1981

To the Common Council  
Fort Wayne, Indiana

Gentlemen and Mrs. Schmidt:

Today, March 25, 1981, I have approved the following ordinances passed by the Common Council at its regular meeting on March 24, 1981.

(Bill No. A-81-03-01)  
APPROPRIATION ORDINANCE NO. A-04-81

AN ORDINANCE appropriating additional funds from the Aviation General Fund to Building and Fixed Equipment in the 1981 Budget of the Board of Aviation Commissioners

(Bill No. S-81-03-02)  
SPECIAL ORDINANCE NO. S-74-81

AN ORDINANCE authorizing the City of Fort Wayne to issue its "Economic Development First Mortgage Revenue Bonds, Series 1981 (The Young Women's Christian Association of Fort Wayne, Indiana)" and approving other actions in respect thereto

(Bill No. S-81-03-04)  
SPECIAL ORDINANCE NO. S-75-81

AN ORDINANCE approving Civil City Purchase Order No. A-000558 with Allen County Motors, Inc. for a vehicle for the Humane Shelter

(Bill No. S-81-03-05)  
SPECIAL ORDINANCE NO. S-76-81

AN ORDINANCE approving Civil City Purchase Order No. 4-09479 with General Electric Company for portable radios for the Communications Department

(Bill No. S-81-03-06)  
SPECIAL ORDINANCE NO. S-77-81

AN ORDINANCE approving Civil City Purchase Order No. 4-09476 with General Electric Company for portable radios for the Communications Department

(Bill No. S-81-03-07)  
SPECIAL ORDINANCE NO. S-78-81

AN ORDINANCE approving a certain bid document for purchase of oil and petroleum products for the Board of Safety

(Bill No. S-81-03-08)  
SPECIAL ORDINANCE NO. S-79-81

AN ORDINANCE approving Civil City Purchase Order No. 4-09475 with General Electric Company for mobile radios for the Communications Department

(Bill No. S-81-03-09)  
SPECIAL ORDINANCE NO. S-80-81

AN ORDINANCE approving Civil City Purchase Order No. 4-09474 with General Electric Company for mobile radios for the Communications Department

(Bill No. S-81-03-10)  
SPECIAL ORDINANCE NO. S-81-81

AN ORDINANCE approving Civil City Purchase Order No. 4-09478 with General Electric Company for mobile radios for the Communications Department

(Bill No. S-81-03-11)  
SPECIAL ORDINANCE NO. S-82-81

AN ORDINANCE approving Civil City Purchase Order No. 4-09477 with General Electric Company for portable two way radios for the Communications Department

(Bill No. S-81-03-45)  
SPECIAL ORDINANCE NO. S-83-81

AN ORDINANCE approving and authorizing the execution of a lease between the City of Fort Wayne, Indiana, and Baer Field Building Corporation for hangar building and site at Baer Field

(Bill No. R-81-03-12)  
RESOLUTION NO. R-26-81

A RESOLUTION finding, determining and ratifying an Inducement Resolution of the Fort Wayne Economic Development Commission authorizing the issuance and sale of \$1,000,000.00 Economic Revenue Bonds of the City of Fort Wayne, Indiana, for the purpose of inducing the Applicant, Standard Building Partnership, to proceed with the acquisition, construction and equipping of the Project

(Bill No. Z-81-01-22)  
ZONING MAP ORDINANCE NO. Z-09-81

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. P-31

(Bill No. S-81-03-18)  
SPECIAL ORDINANCE NO. S-84-81

AN ORDINANCE approving a contract for Sewer Improvement Resolution No. 318-80 between the City of Fort Wayne, Indiana, and Earth Construction & Engineering, Inc. for installation of a sanitary sewer

(Bill No. S-81-03-19)  
SPECIAL ORDINANCE NO. S-85-81

AN ORDINANCE approving City Utilities Purchase Order Numbers 9898 and 9899 with Midwest Video Co. and Video Media Corporation, respectively, for documentation for the Water Pollution Control Engineering Department

(Bill No. S-81-03-20)  
SPECIAL ORDINANCE NO. S-86-81

AN ORDINANCE approving City Utilities Purchase Order No. 9895 with Hefner Chevrolet, Inc. for a vehicle for the Water Maintenance Department

(Bill No. S-81-03-21)  
SPECIAL ORDINANCE NO. S-87-81

AN ORDINANCE approving a contract for Sewer Improvement Resolution No. 319-80 between the City of Fort Wayne, Indiana, and Earth Construction & Engineering, Inc. Contractor, for installation of a sanitary sewer

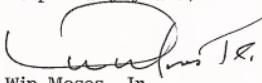
(Bill No. X-81-01-17)  
ANNEXATION ORDINANCE NO. X-01-81

AN ORDINANCE annexing certain territory, commonly known as Southtown Mall West, and including the same in Councilmanic District No. 5

(Bill No. R-81-01-18)  
RESOLUTION NO. R-27-81

A RESOLUTION of the Common Council setting forth the policy of the City in regard to the annexation of Southtown Mall West

Respectfully yours,



Win Moses, Jr.  
Mayor

*Stack to  
Ordinance*

# Memorandum

To City Council *W.M.*  
From Win Moses, Jr. *W.M.*  
Subject EMS Fee Policy

Date April 14, 1981

COPIES TO:

It is the policy of the Administration to insure that all persons receiving service from the Emergency Medical Service shall pay for this service if they are financially able to do so. However, people who have no ability to pay the fee will have the cost of EMS Service waived.

I am confident City Council shares my concern that no one be discouraged from using EMS because of cost; but also that all who can pay, do so.

# Memorandum

To Charles Westerman, City Clerk Date March 30, 1981  
From Kenric McCrory, Senior Planner, C. D. & P. *KMC*  
Subject Colony Bay Annexation

COPIES TO:

Councilman Eisbart  
Chief Myers  
Abe Farkas

The Department of Community Development and Planning is requesting that the Colony Bay Annexation, Bill No. X-79-12-18 and Resolution R-79-12-17, be rescinded. The request is being made to permit alterations to the boundaries of the annexation area. Once the adjustments are made, a new ordinance and resolution will be submitted to the City Council for introduction.

# Memorandum

To Charles Westerman, City Clerk Date March 31, 1981  
From Kenric A. McCrory, Senior Planner, C. D. & P. *KAM*  
Subject Country Club Annexation

COPIES TO:

Councilman Eisbart  
Chief Myers  
Abe Farkas

The Department of Community Development and Planning is requesting that the Country Club Annexation, Bill No. X-77-05-22, be rescinded. The need for this withdrawal is for two reasons. First, adjustments must be made to the boundary lines of the annexation area. Secondly, a fiscal plan must be changed and a resolution prepared to satisfy new requirements of the Indiana State Annexation Law. Once the adjustments are made, a new ordinance and resolution will be submitted to the City Council for introduction.

# Memorandum

To Members of the Common Council

Date March 30, 1981

From Abe Farkas, Director, C D & P

*Ed Farkas*

Subject Centennial Townhouse Apartments Voluntary Annexation

COPIES TO:

Common Council  
John Logan

At the March 23, 1981 business meeting, the City Plan Commission passed a resolution recommending that the Centennial Townhouse Apartments Annexation, Bill No. X-81-02-51 and Resolution No. R-81-02-52, be given a DO PASS. A copy of the Commission's resolution and the annexation fiscal plan are attached for your consideration. The ordinance and annexation resolution have been returned to the Council for action.

The area to be considered for annexation is located south of the City in Section 31, Adams Township. More particularly, the 6.85 acre vacant site is located at the east end of Serenity Drive approximately 1,300 feet south of Tillman Road. Annexation of the site has been volunteered by the property owner to simplify the plan review process for a proposed apartment complex. The entire site in which the apartment complex is proposed is currently divided by City Limits.

Please inform us of any meetings to discuss this annexation so that we can be available to answer your questions.



# The City of Fort Wayne

March 30, 1981

TO: The Common Council  
City of Fort Wayne

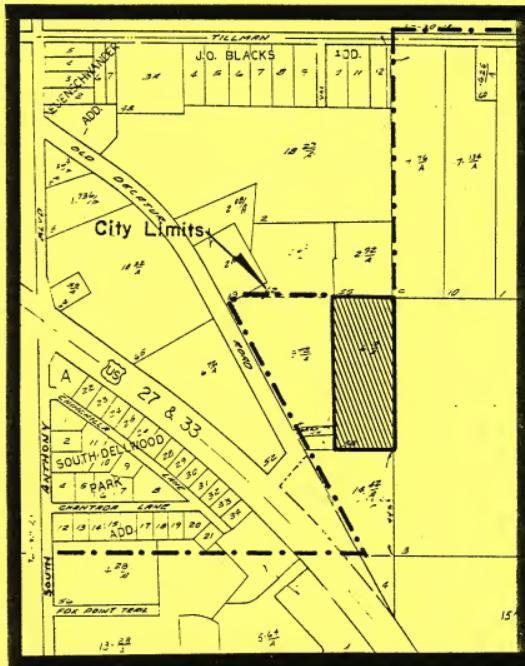
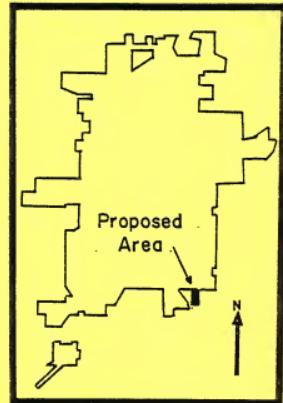
RESOLUTION  
OF THE  
CITY PLAN COMMISSION

BE IT HEREBY RESOLVED that the City Plan Commission recommends  
DO PASS for the Centennial Townhouse Apartments Annexation,  
Bill No. X-81-02-51 and Resolution No. R-81-02-52.

Certified and signed this  
30th day of March, 1981

Dennis Brothman  
Secretary

# CENTENNIAL TOWNHOUSE ANNEXATION



CITY OF FORT WAYNE,  
DEPARTMENT OF C.D.&F

## INTRODUCTION

The Centennial Townhouse Apartments Annexation is a voluntary annexation to the City of Fort Wayne. The owners of the property, American Fletcher National Bank and Trust Company, petitioned for the area to be annexed on January 28, 1981. Extraterritorial planning jurisdiction for this site has already been granted to the City Plan Commission by the Allen County Commissioners. Current plans for the site are the development of Section 8 apartment units.

The existing city limits split the site. Therefore, annexation would place the entire site within the City and simplify the provision of municipal services to the apartment complex.

The Centennial Townhouse Apartment Annexation satisfies the criteria of Indiana Code 18-5-10-23. In addition, the fiscal plan as described in this document fulfills the requirement of Resolution R-56-79 which has been adopted by the Fort Wayne City Council. The plan describes the area to be annexed, sets forth a plan to provide municipal services, and summarizes the financial impact of the annexation upon the City.

## I. BASIC DATA

A. LOCATION: The area proposed for annexation is located south of the City in Section 31, Adams Township. More particularly, the site is located at the east end of Serenity Drive approximately 1,300 feet south of Tillman and 200 feet east of Old Decatur Road. See Figure 1.

B. SIZE:  $\pm$  6.85 acres of land.

C. POPULATION/DENSITY: The area is vacant and as such has no population. However, once the area is developed it is estimated that the complex will house approximately 210 persons, or 31 persons per acre.

D. BUILDINGS: The site does not presently contain any structures. According to the site plans for Centennial Apartments, 6 apartment buildings containing 64 units and a combination office, maintenance and laundry complex is proposed in the area to be annexed. A breakdown of the 64 apartment units show that 24 townhouses and 40 apartments are to be developed.

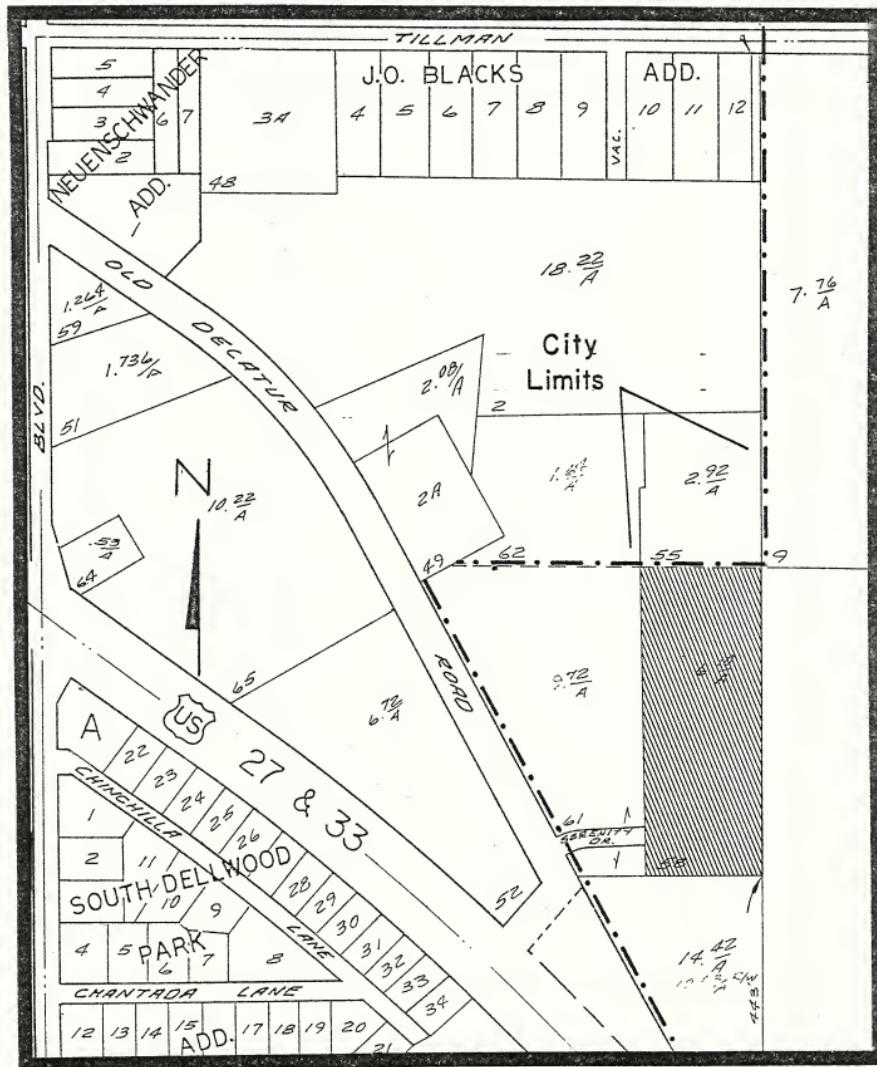
E. ZONING: The area to be annexed is zoned R-1, Single Family Residential. See Fig. 2.

F. PLANNING: At this time, the annexation area is vacant. The owners of the property petitioned for annexation because their proposed development is currently split by city limits. Extraterritorial planning jurisdiction has already been given to the City of Fort Wayne by the Allen County Commissioners.

Annexation of the area allows the City to expand with the developing urbanized area. In addition, annexation also provides for a more efficient provision of municipal services such as, police and fire protection. This fact is extremely important since the existing city limits split the site. The land is contiguous to the City, and more than fifty percent of the property owners petitioned for annexation, so the requirements for voluntary annexations as outlined in Indiana law are met.

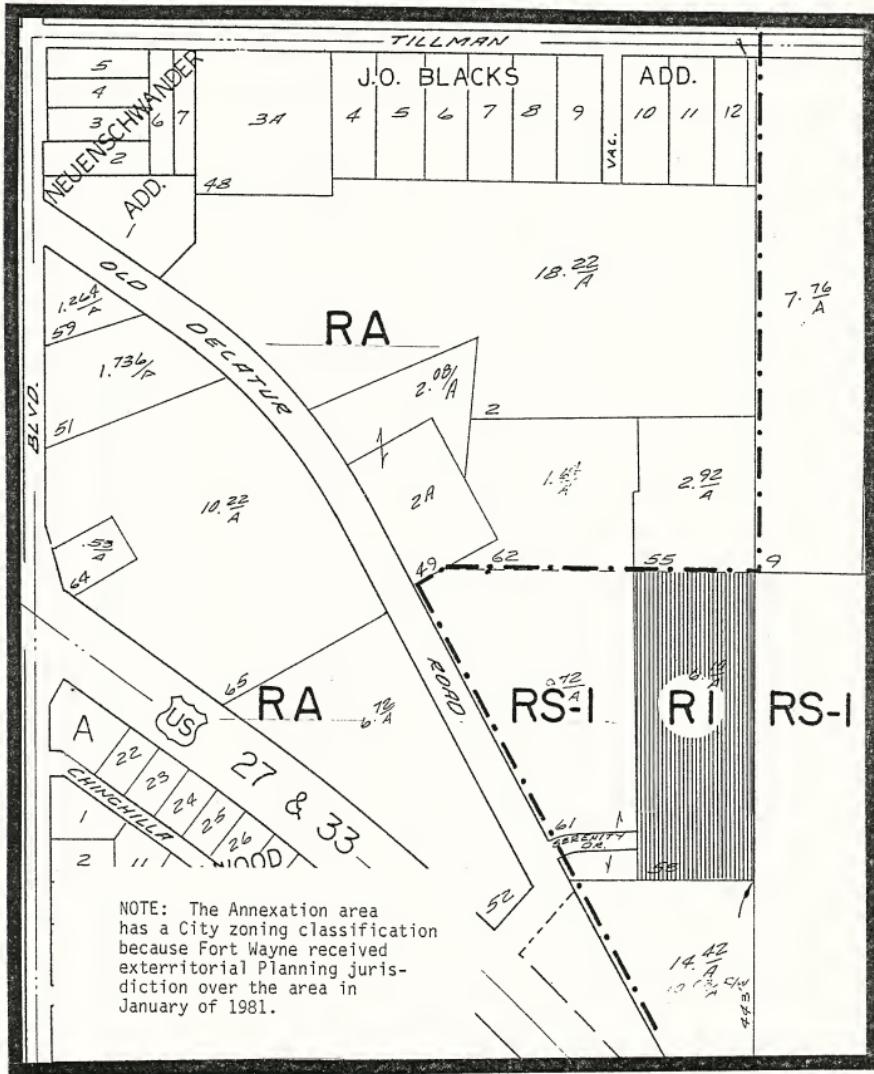
## ANNEXATION AREA

### FIGURE 1



## ZONING

FIGURE 2



NOTE: The Annexation area has a City zoning classification because Fort Wayne received extraterritorial Planning jurisdiction over the area in January of 1981.

## II. MUNICIPAL SERVICES

Municipal services are analyzed in terms of the needs of the Centennial Townhouse Apartment Annexation along with the costs of providing these services. As required by Indiana law, City services will be provided in a manner that treats the annexation area the same as similar areas in the City. Services will be at City standards.

The City of Fort Wayne will provide police and fire protection, emergency medical service, traffic control (if streets are dedicated), solid waste collection, and street and road maintenance (if streets are dedicated) immediately upon annexation. New streets and roads, street lighting, sanitary and storm sewers, water, and other capital improvements will be provided in accordance with standard procedures.

All the following service reports are based on the assumption that construction of the project will not begin until mid-summer of 1981 with occupancy beginning in mid-summer of 1982. This assumption is a conservative one in that mid-summer of 1981 would be the earliest that construction could begin because of rezoning and development plan procedures, and necessary permits.

### A. POLICE:

The Fort Wayne Police Department will become responsible for servicing the Centennial Townhouse Apartment proposal immediately upon annexation. This service generally includes the prevention and detection of criminal activity, the apprehension of criminal offenders, assistance to those who cannot care for themselves or who are in danger of physical harm, the resolution of day to day conflicts among family, friends and neighbors, and the creation and maintenance of feeling of security in the community. The Police Department is also involved in legal work such as participation in court proceedings and protection of constitutional guarantees. Furthermore it is responsible for the control of traffic and the promotion and preservation of civil order.

The location, size and character of the area to be annexed has been analyzed by the Police Department and an estimate made of the cost of providing police service. The area can be served by extending Police District #9. Once the area is annexed, a maximum of eleven police trips a day will be made through the area. Of course, the present vacant character of the site will require less service. In any case, there will be daily variations and the Chief of Police will routinely monitor service delivery and make necessary adjustments in patrol districts, patterns and manpower.

Using an average of eleven (11) patrols in a twenty-four hour time period, and calculating the cost of these patrols in office time and equipment used, it would cost \$8,449.75 a year to serve the annexation area. This cost figure is based on a maximum effort. At the present level of development, the cost of providing service to the site is actually an uncalculably small amount. This small amount will increase to the \$8,449.75 figure once full development and occupancy of the area take place. Even without annexation, it is important to note that the Police Department would still be covering that portion of the project presently within the City's limits.

Funding for the manpower and equipment used to serve the area will come from the regular Police Department budget which is derived primarily from local property taxes through the General Fund.

ESTIMATED ANNUAL COST: \$8,449.75

B. FIRE: The Fort Wayne Fire Department will provide service to the Centennial Townhouse Apartments area immediately upon annexation. The services provided include fire protection and suppression, emergency rescue, and fire prevention. Response will come from Station #12 at 5300 South Anthony and Station #11 at the corner of Lafayette and Rudisill. The response time for the first fire pump should be approximately 4-5 minutes.

Serving the proposed apartment complex will not require additional personnel or equipment, although any runs to the area will use some materials. However, the extra materials used for this annexation alone will not lead to an increase in the Fire Department budget. It should also be noted that existing personnel will be used for inspections in the area, and that the Fire Department will be serving the northern portion of the proposed development which is already within the city limits.

ESTIMATED ANNUAL COST: \$0

C. EMERGENCY MEDICAL SERVICE: Immediately upon annexation, the Centennial Townhouse Apartments Area will receive full time emergency medical service coverage from the Fort Wayne EMS Department. This includes both Basic Life Support and Advanced Life Support.

EMS response will come from Lutheran Hospital, located at Fairfield and Wildwood. In addition, for certain emergencies such as heart attacks, the Fort Wayne Fire Department will provide extra assistance. This assistance will come from Stations #12 and #11. The Fire Department trains a number

of its personnel so that each Station has an emergency medical technician. Therefore, the firemen are able to administer medical treatment to residents before the ambulance arrives to transport them.

The Emergency Medical Service provided to the proposed annexation area will be equivalent to service provided to other areas within the City. It must be noted that the City will be providing service to that portion of the proposed development currently within the City, so response time to the annexation area directly south and adjacent to the City portion of the development will be the same.

In the past, the cost of EMS services was computed by a per capita method. However, according to the Director of EMS the method of financing Emergency Medical Service will be changed within a month or so from the time of this writing. The new financing method is based on charging residents who use the service. The charge will run from a base rate of \$65 to \$120, depending upon the type of service needed. The City will be providing a small subsidy for each run. However, the area to be annexed is so small that this rate is negligible.

ESTIMATED ANNUAL COSTS: \$0

D. SOLID WASTE COLLECTION: Under the present contract with National Serv-all, it costs the City \$48.37\* per household per year for solid waste collection in single family and duplex housing. In multiple family developments, however, the costs for solid waste collection are \$48.37 for every two units. This 2 for 1 price is due to the use of community trash containers. Since the earliest the proposed complex can be completed and occupied is the summer of 1982, the costs for solid waste collection will increase incrementally over the first three fiscal years. The collection service will be funded by the City's General Fund.

ESTIMATED ANNUAL COSTS: \$ 0 in year 1  
(No Inflation Factor) \$ 774 in year 2  
 \$ 1,548 in year 3

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\* The \$48.37 figure is derived from the 1980 Contract Adjustment in the office of the Board of Works.

E. TRAFFIC CONTROL: The City of Fort Wayne will have no responsibilities with traffic control (this does not include traffic control provided by the police department) over this area after annexation. At the time of the preparation of this report, the developers of Centennial Townhouse Apartments were not proposing to dedicate the streets within the complex. Therefore, the developer will be required to provide all uniform traffic control signs including street name signs per City specifications. The City will offer the developer assistance for proper location of the signs.

ESTIMATED ANNUAL COSTS: \$0

F. STREET LIGHTING: There will be no cost for street lightings since all streets within the project are private.

ESTIMATED ANNUAL COST: \$0

G. STREETS & ROADS: Since there are no public dedicated streets in the annexation area, there will be no street maintenance or construction costs.

ESTIMATED ANNUAL COSTS: \$0

H. PARKS: Within the proposed Centennial Townhouse Apartments, there will be several recreational facilities provided by the developer such as a basketball court, a childrens play apparatus area, and some horseshoe pits. The maintenance of these recreational facilities shall be the responsibility of the developer. In addition, all existing parks and their facilities will be available to the residents of the area to be annexed. There will be no additional costs to the City in providing these services.

ESTIMATED ANNUAL COST: \$0

I. FORT WAYNE UTILITIES: Water and sanitary sewer services are provided by City Utilities. These services are paid for with user charges and tap fees and not through Civil City tax revenues.

(1) Water: A 12-inch water main is in existence on Old Decatur Road from South Anthony to Serenity Drive. The line is capable of serving the proposed Centennial Townhouse Apartments. The extension of the water service supply for this complex will be at the expense of the developer.

ESTIMATED ANNUAL COST: \$0

(2) Fire Hydrants: Adequate fire hydrants to serve the proposed development will be provided by the developer of the land. Since there are no fire hydrants in the annexation area at this time, there will be no user costs to the City.

ESTIMATED ANNUAL COST: \$0

(3) Sanitary Sewers:

A 8-inch sanitary sewer line is available for the proposed Centennial Townhouse Apartments annexation area through Southtown Square. On site costs will be paid by the developer. No tax money will be used for sewer installation which is designed to service the annexation area, so the annexation does not add any utility costs for the Civil City.

ESTIMATED ANNUAL COST: \$0

(4) Storm Sewer:

According to preliminary development plans, the annexation will use a combination surface and storm sewer drainage system. There are presently a 12" and a 27" storm sewer lines adjacent to the site. The costs to extend and maintain these lines will be paid by the developer.

ESTIMATED ANNUAL COST: \$0

J. GENERAL ADMINISTRATIVE FUNCTIONS:

Upon annexation, all administrative functions of the City will be available to the Centennial Townhouse Apartments proposal. This includes, but is not limited to, The Law Department, The City Plan Commission, The Mayor's Office, The Board of Works, Metropolitan Human Relations, and so on. General administration includes all the regulatory and program functions of the various City departments. When the area is annexed, City departments will be notified and will expand their jurisdictional areas according.

The costs of these services cannot be directly related to the size or population of an area.<sup>1</sup> Consequently, this plan does not include cost estimates. However, the budgets of these departments are developed with consideration of annexation, thereby, expansion of administrative functions is possible. Funding comes from a variety of resources including the General Fund, monies from the State (MVH for example) and in some cases, Federal Grants.

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<sup>1</sup> Community Development & Planning, Annexation Program and Policy Study, 1975 & 1976.

### III. FINANCIAL SUMMARY

#### A. REVENUE:

Since the annexation area is proposed to be transformed from a vacant parcel of land to a multiple family complex, current assessed values do not accurately measure what can be reasonably expected in the near future. So that a more realistic assessment could be developed, the Adams Township Assessor was asked to review the proposed apartment complex and to determine a rough assessment of the area.

The existing state of the annexation area is currently assessed at \$5,000.00 per acre. Therefore, total assessed valuation of the area is \$34,250.00. If the area is annexed, but not developed, tax revenue would be \$1,094.00. ( $\$34,250 \div 100 \times 3.1934 = \$1,094$ )

After development, the assessed value of the annexation area will increase to \$1,353,841.00. The proposed improvements to the property were estimated to be roughly \$1,285,341.00 while the property itself is valued at \$68,000.00. According to the Adams Township Assessor, the tax revenue to be received from the area once it is fully developed will be \$43,234.00. ( $\$1,353,841 \div 100 \times 3.1934 = \$43,234.00$ )

No additional population based State revenue will be received from the annexation area since the State uses the decennial (1980) census as a base.

#### B. EXPENDITURES:

Expenditures reported in the Municipal Services Section are summarized below. These expenditures are based upon a full year of service to the proposed Centennial Townhouse Apartment complex. Utility costs are not reported here as they are paid for by the property owners, and only after they request the improvements.

SERVICE	CAPITAL COST	OPERATING COST
Police	0	\$8,449.75
Fire	0	0
EMS	0	0
Solid Waste Collection	0	1,548.00
Traffic Control	0	0
Street Lighting	0	0
Street Maintenance	0	0
Parks	0	0
Fire Hydrants	0	0
General Administration	0	0
Total Cost		\$9,997.75

C. FIVE YEAR SUMMARY:

The five year summary shows year by year expenditures and revenues to the City for the first five years after annexation. The summary automatically includes a 10 percent inflation factor for expenditures, but does not include an increase revenue factor. Tax revenue received from the area is based upon the 1981 tax rate.

In the first year, expenditures for the area are one-half of the costs normally required to provide services in a full year. The reason for this is because development of the proposed project will not begin until mid-summer of 1981. Thereafter, all expenditures are based upon a full year service. One other item to be noted is the cost of solid waste collection. The costs of solid waste collection are based upon the number of units in an area. Since the apartment units will not be occupied at least until mid 1982, there will be no costs incurred by the City for solid waste collection in 1981 and the first half of 1982.

Property tax revenue from the annexation area will not be collected until 1983. Assuming the area is annexed into the City by 1981, assessment of the area will not occur until March 1, 1982 and revenue will not be collected until 1983. According to the developers, the proposed apartment complex could be 70% completed by March 1, 1982. So, the 1983 tax revenues will only be 70% of the total possible assessment. Thereafter, the area will be assessed at 100%.

For the purpose of this summary, an effective date of June, 1981 is assumed.

<u>YEAR</u>	<u>EXPENDITURES</u>	<u>PROPERTY TAX REVENUE</u>	<u>BALANCE</u>
1981	\$ 4,225	\$ 0	-\$ 4,225
1982	\$10,145	\$ 0	-\$10,145
1983	\$12,098	\$30,262	+\$18,164
1984	\$13,307	\$43,234	+\$29.927
1985	\$14,638	\$43,234	+\$28,596

#### IV. SUMMARY AND RECOMMENDATIONS

A. INDIANA  
ANNEXATION  
STATUTES:

This voluntary annexation meets the legal requirements of I.C. 18-05-10-23 by being contiguous to the corporate limits and by being petitioned for annexation by more than 51% of the property owners. This report meets the fiscal plan requirements of R-56-79. It delineates the services to be provided to the annexation area, and estimates the costs of these services including how the services will be funded. No employees of other governmental entities will lose their jobs because of this annexation.

B. FORT WAYNE  
ANNEXATION  
POLICY:

The Fort Wayne City Council has other annexation criteria in addition to those set forth by the Indiana State Statutes. The proceeding sections outline these criteria followed by the necessary responses.

1. The area proposed for annexation must have a unity of interest with the municipality.

Since part of the proposed townhouse and apartment complex is already located within the City, this condition is clearly met.

2. The advantages to the proposed annexation area must must outweigh the disadvantages.

The principal advantage to the annexation area will be that all of the apartment complex will be situated entirely within the City, and will no longer be divided by corporate limits. This advantage is exemplified in that the owners of the property volunteered their property for annexation. By being under one jurisdiction, urban services can be provided with less confusion and greater efficiency. There will be a greater tax burden on the area, but it can be reasoned that this is balanced by the clarity in service provision which makes development and operations simpler.

3. The advantages to the City must outweigh the disadvantages.

The annexation of Centennial Townhouse Apartments will enable the City to grow along the urban area, thereby providing for a broader tax base. In addition, having the entire complex within Fort Wayne would simplify the provision of services for the various City departments.

4. The deficit of income against expenses to the City must not be unreasonable.

As shown in the Five Year Summary, the first two years show a small deficit. However, the revenues received in the third year are substantial enough to erase the previous two year deficits and to pay for all services in the third year. Beginning with the third year, the revenues received from the site will be positive.

5. The City must desire to annex the area.

The Centennial Townhouse Apartment Annexation area is a logical extension of the City since it is adjacent to the corporate boundaries of Fort Wayne. Also, the annexation area is part of a larger development proposal of which 3 acres are presently located within the City. Finally, the City has accepted extraterritorial planning jurisdiction for the annexation area from the Allen County Commissioners.

C. RECOMMENDATION: It is with careful thought and consideration that the Department of Community Development and Planning recommends that Centennial Townhouse Apartments be annexed to the City of Fort Wayne. The area meets both legal and local criteria for an acceptable and beneficial annexation.



## THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802

city plan commission

20 March 1981

### COMMUNICATIONS FROM THE CITY PLAN COMMISSION

The Common Council of the  
City of Fort Wayne  
City-County Building  
One Main Street  
Fort Wayne, IN 46802

Gentlemen and Mrs. Schmidt:

Attached hereto is the recommendation of the City Plan Commission on one (1) ordinance concerning the vacation of a dedicated street and alley.

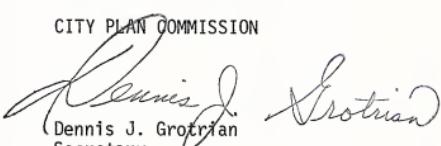
The proposed ordinance is designated as:

BILL NO. G-81-01-23

Respectfully submitted,

CITY PLAN COMMISSION

Certified and signed this  
20th day of March 1981.

  
Dennis J. Grotjan  
Secretary



## THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802  
city plan commission

20 March 1981

Members of the Common Council  
City-County Building  
One Main Street  
Fort Wayne, IN 46802

Gentlemen and Mrs. Schmidt:

Attached hereto is a copy of a resolution pertaining to one (1) street and alley vacation ordinance acted upon by the City Plan Commission at their regular meeting held February 23, 1981. In addition to the reasons outlined in the resolution, the following are additional remarks pertaining to the ordinance involved.

1. Bill No. G-81-01-23
2. Intended Use: Vacated right-of-way will be utilized by Lutheran Hospital for the construction of a parking garage.
3. Plan Commission Recommendation: DO PASS with condition.

CONDITION: Dedication of all requested easements.

NOTE: The GRANT OF EASEMENT has been received and accepted by the Plan Commission staff.

If there are any questions with regard to this ordinance, please feel free to call on us.

Respectfully submitted,  
COMMUNITY DEVELOPMENT & PLANNING

Gary F. Baeten  
Senior Planner

GFB:pb

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117	5		
118	4		
119	3		
120	2		
121	1		
122	0		

REQUEST TO VACATE PART OF STREET  
AND ALLEY.

MAP NO. L-7

6-81-01-23

BY G.R. LAX II-12-80

10-145-16 3/24/81

RESOLUTION NO. 70-145-16

WHEREAS, LUTHERAN HOSPITAL has petitioned and requested the Fort Wayne City Plan Commission to hold a public hearing upon the vacation of the following public street and alley situated in Fort Wayne, Allen County, to-wit:

A part of Wildwood Avenue as the same exists between South Wayne Avenue and Fairfield Avenue in the City of Fort Wayne, being further the 500 and 600 blocks of Wildwood Avenue, and in dimensions, 593.4 feet long and 50 feet wide.

An alley extending southward from Wildwood Avenue in the City of Fort Wayne and lying east and contiguous to Lot #99 in Ninde's Addition (according to the recorded Plat thereof), being 158.33 feet long, from the South edge of Wildwood Avenue and said alley being 10 feet wide.

all in accordance with the terms of Section 44, Chapter 174 of the Acts of 1947, of the General Assembly of the State of Indiana, as amended by Section 3 of Chapter 385 of the Acts of the General Assembly of the State of Indiana, Indiana Code Section 18-7-5-46; and,

WHEREAS, notice of such public hearing has been given by due and proper publication thereof;

WHEREAS, vacation of public street and alley has been routed through the following departments: Street Engineering, Traffic Engineering, Water Engineering, Water Pollution Control Engineering, Electrical Engineering, Park Board and through the Public Utility Companies.

NOW THEREFORE, BE IT RESOLVED by the Fort Wayne Board of Public Works that the vacation of said public street and alley hereinbefore described conforms to the general policy and pattern of development set out in the Master Plan of the City of Fort Wayne, Indiana.

BE IT FURTHER RESOLVED by the Board of Public Works that the vacation of said public street and alley hereinbefore described be and the same is hereby approved subject to easements as required by all public utilities occupying and using said public street and alley or part thereof for the vacation and operation of its utility facilities shall not be deprived of said use on account of these proceedings unless any said utilities shall file a written consent to said vacation.

STATE OF INDIANA)  
} SS:  
COUNTY OF ALLEN )

I, Mark L. Akers, Chairman of the Board of Public Works, do hereby certify that attached hereto is a full, true and correct copy of a resolution adopted by the Fort Wayne Board of Works at their meeting held March 24, 1981 and as same appears of record in the official records of said Board of Public Works.

DATED THIS 24<sup>th</sup> DAY OF March 1981

FORT WAYNE BOARD OF PUBLIC WORKS

Mark L. Akers, Chairman

Roberta Anderson-Staten, Member

Betty R. Collins  
Betty R. Collins, Member

R E S O L U T I O N

WHEREAS, LUTHERAN HOSPITAL has petitioned and requested the Fort Wayne City Plan Commission to hold a public hearing upon the vacation of the following public street and alley in Fort Wayne, Allen County, to-wit:

A part of Wildwood Avenue as the same exists between South Wayne Avenue and Fairfield Avenue in the City of Fort Wayne, being further the 500 and 600 blocks of Wildwood Avenue, and in dimensions, 593.4 feet long and 50 feet wide.

An alley extending southward from Wildwood Avenue in the City of Fort Wayne and lying east and contiguous to Lot #99 in Ninde's Addition (according to the recorded Plat thereof), being 158.33 feet long, from the South edge of Wildwood Avenue and said alley being 10 feet wide.

all in accordance with the terms of Section 44, Chapter 174 of the Acts of 1947, of the General Assembly of the State of Indiana, as amended by Section 3 of Chapter 385 of the Acts of 1963 of the General Assembly of the State of Indiana, Indiana Code, Section 18-7-5-46.

WHEREAS, notice of such public hearing has been given by due and proper publication thereof; and,

WHEREAS, said public hearing was held on February 9, 1981 at 7:00 P.M. and at such hearing there were no objections of any kind or character which should prevent the vacation of said public street or alley.

WHEREAS, said vacation of the street and alley has been routed through the following departments: Street Engineering, Traffic Engineering, Water Engineering, Water Pollution Control Engineering, Street Light Engineering, Park Board and through the Public Utilities.

NOW THEREFORE, BE IT RESOLVED by the Fort Wayne City Plan Commission that the vacation of said street and alley hereinbefore described conforms to the general policy pattern of development set out in the Master Plan of the City of Fort Wayne, Indiana;

BE IT FURTHER RESOLVED by the Fort Wayne City Plan Commission that the vacation of said public street and alley hereinbefore described be and the same is hereby approved.

BE IT FURTHER RESOLVED no public utility occupying and using said public street and alley or part thereof for the vacation and operation of its utility facilities shall be deprived of said use on account of these proceedings unless any said utility shall file a written consent to said vacation.

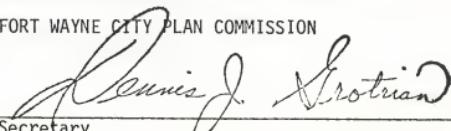
BE IT FURTHER RESOLVED that the action of the Fort Wayne City Plan Commission be forwarded to the proper governing body having jurisdiction of the vacation of said public street or alley in Allen County, Indiana.

STATE OF INDIANA) } SS:  
COUNTY OF ALLEN )

I, Dennis Grotian, Secretary of the Fort Wayne City Plan Commission, do hereby certify that the attached is a full, true and correct copy of a resolution adopted by the Fort Wayne City Plan Commission following a public hearing of said Commission held February 23, 1981, and as the same appears of record in the official records of said Plan Commission.

DATED THIS 20th DAY OF March 19 81

FORT WAYNE CITY PLAN COMMISSION

  
Secretary

President of the Common Council  
City of Fort Wayne, Indiana

Gentlemen:

Attached herewith are authenticated copies of the Board of  
Public Safety Regulatory Resolution Number: 14/81/D  
15/81/E

For the purpose of enforcement, please make this communication  
and the attached Regulatory Resolution a matter of Record and  
incorporate it into the minutes of the next Common Council  
Meeting.

Respectfully submitted,



~~Helen D. Brown~~  
Chairman, Board of Public Safety

R E T U R N C E R T I F I C A T E

(Regulatory Resolution No. 14/81/D)  
15/81/E

I hereby certify that I did this 20th day of  
March, 1981 deliver to each, the City Traffic  
Engineer, the Chief of Police, the City Attorney, the City  
Clerk and the President of the Common Council of the City  
of Fort Wayne, Indiana respectively, a copy of the within  
Regulatory Resolution No. 14/81/D of the Board of Public  
15/81/E Safety of the City of Fort Wayne, duly certified by me as  
Chairman of said Board, in accordance with the provisions  
of Section 17-4 of Chapter 17, of the Code of the City of  
Fort Wayne, Indiana 1974.

*Helen D. Brown*  
*Jack Tolson*  
Chairman, Board of Public Safety

REGULATORY RESOLUTION NO. 14/81/D

(Adopted March 20, 1981)

WHEREAS, Section 17-4, Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974 authorizes the Board of Public Safety to make regulations to carry out its delegated authority thereunder; and,

WHEREAS, Section 14 of said chapter delegates to this Board authority to PREFERENTIAL INTERSECTION  
(DELEGATED)

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; and,

WHEREAS, the City Traffic Engineer has, by written memorandum dated March 19, 1981, submitted to this Board his advice with regard to the regulation hereinafter adopted, which written memorandum is on file in the office of this Board:

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC SAFETY OF THE CITY OF FORT WAYNE, INDIANA

That, pursuant to the authority delegated to this Board by Section 14 of Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974, it is hereby ordered, effective

March 20, 1981, and when signs are erected pursuant hereto giving notice thereof, that the FOLLOWING IS ESTABLISHED:

PREFERENTIAL INTERSECTION (DELEGATED)

Glencairn Dr. -- preferential -- at Victoria Dr.

REGULATORY RESOLUTION NO. 15/81 /E

(Adopted March 20, 19 81)

WHEREAS, Section 17-4, Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974 authorizes the Board of Public Safety to make temporary or experimental regulations to cover special conditions; and,

WHEREAS, a special condition has arisen justifying the Temporary Experimental Regulation hereinafter ordered, with regard to RENEW & EXTEND REG. RES. 6/81/E: THRU STREET  
(EMERGENCY)

: AND,

WHEREAS, the City Traffic Engineer has, by written memorandum dated March 20, 19 81, submitted to this Board his advice with regard to the regulation herein adopted, which written memorandum is on file in the office of this Board;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC SAFETY OF THE CITY OF FORT WAYNE, INDIANA:

That, pursuant to the authority granted to this Board by Section 17-4 of Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974 to make temporary or experimental regulations to cover special conditions, it is hereby ordered, effective

March 20, 19 81, and for a period of sixty (60) days thereafter, and when signs are erected pursuant hereto giving notice thereof, that the FOLLOWING IS ESTABLISHED:

THRU STREET (EMERGENCY)

Hayden St. -- from -- Monroe St. to Anthony Blvd. except at Hanna St., Winter St., and Anthony Blvd.

R E T U R N C E R T I F I C A T E

(Regulatory Resolution No. 16/81/E)  
17/81/E

I hereby certify that I did this 25th day of  
March, 1981 deliver to each, the City Traffic  
Engineer, the Chief of Police, the City Attorney, the City  
Clerk and the President of the Common Council of the City  
of Fort Wayne, Indiana respectively, a copy of the within  
16/81/E  
Regulatory Resolution No. 17/81/E of the Board of Public  
Safety of the City of Fort Wayne, duly certified by me as  
Chairman of said Board, in accordance with the provisions  
of Section 17-4 of Chapter 17, of the Code of the City of  
Fort Wayne, Indiana 1974.

*Helen D. Brown*  
*Rich Paterno*  
CHAIRMAN, Board of Public Safety

President of the Common Council  
City of Fort Wayne, Indiana

Gentlemen:

Attached herewith are authenticated copies of the Board of  
Public Safety Regulatory Resolution Numbers: 17/81/E  
16/81/E

For the purpose of enforcement, please make this communication  
and the attached Regulatory Resolution a matter of record and  
incorporate them into the minutes of the next Common Council  
Meeting.

Respectfully submitted,

*Helen P. Brown*  
*Nick Palermo*

Chairman, Board of Public Safety

REGULATORY RESOLUTION NO. 16/81/E

(Adopted March 25, 1981)

WHEREAS, Section 17-4, Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974 authorizes the Board of Public Safety to make temporary or experimental regulations to cover special conditions; and,

WHEREAS, a special condition has arisen justifying the Temporary Experimental Regulation hereinafter ordered, with regard to RENEW & EXTEND REG. RES. 8/81/E: STOP  
INTERSECTION (EMERGENCY)

: AND,

WHEREAS, the City Traffic Engineer has, by written memorandum dated March 25, 1981, submitted to this Board his advice with regard to the regulation herein adopted, which written memorandum is on file in the office of this Board;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC SAFETY OF THE CITY OF FORT WAYNE, INDIANA:

That, pursuant to the authority granted to this Board by Section 17-4 of Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974 to make temporary or experimental regulations to cover special conditions, it is hereby ordered, effective

March 25, 1981, and for a period of sixty (60) days thereafter, and when signs are erected pursuant hereto giving notice thereof, that the FOLLOWING IS ESTABLISHED:

STOP INTERSECTION (EMERGENCY)

Plaza Dr. -- stop -- for Capitol Ave.

REGULATORY RESOLUTION NO. 17/81/E

(Adopted March 25, 1981)

WHEREAS, Section 17-4, Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974 authorizes the Board of Public Safety to make temporary or experimental regulations to cover special conditions; and,

WHEREAS, a special condition has arisen justifying the Temporary Experimental Regulation hereinafter ordered, with regard to RENEW & EXTEND REG. RES. 7/81/E: SPEED LIMIT 45 MPH (EMERGENCY); SPEED LIMIT 40 MPH (EMERGENCY): DELETE SPEED LIMIT 50 MPH (EMERGENCY)

: AND,

WHEREAS, the City Traffic Engineer has, by written memorandum dated March 25, 1981, submitted to this Board his advice with regard to the regulation herein adopted, which written memorandum is on file in the office of this Board;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC SAFETY OF THE CITY OF FORT WAYNE, INDIANA:

That, pursuant to the authority granted to this Board by Section 17-4 of Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974 to make temporary or experimental regulations to cover special conditions, it is hereby ordered, effective

March 25, 1981, and for a period of sixty (60) days thereafter, and when signs are erected pursuant hereto giving notice thereof, that the FOLLOWING IS ESTABLISHED:

SPEED LIMIT 45 MPH (EMERGENCY)

Upper Huntington Rd. -- from -- Illinois Rd. to South Bend Dr.

SPEED LIMIT 40 MPH (EMERGENCY)

Upper Huntington Rd. -- from -- South Bend Dr. to the West City Limits

DELETE:

SPEED LIMIT 50 MPH (EMERGENCY)

Upper Huntington Rd. -- from -- Illinois Rd. to the West City (formerly Jefferson Blvd.) Limits

President of the Common Council  
City of Fort Wayne, Indiana

Gentlemen:

Attached herewith are authenticated copies of the Board of  
Public Safety Regulatory Resolution Number: 18/81/E  
19/81/E

For the purpose of enforcement, please make this communication  
and the attached Regulatory Resolution a matter of record and  
incorporate it into the minutes of the next Common Council  
Meeting.

Respectfully submitted,



Helen P. Brown  
Member,  
Board of Public Safety

R E T U R N C E R T I F I C A T E

(Regulatory Resolution No. 18/81/E)  
19/81/E

I hereby certify that I did this 1st day of  
April, 1981 deliver to each, the City Traffic  
Engineer, the Chief of Police, the City Attorney, the City  
Clerk and the President of the Common Council of the City  
of Fort Wayne, Indiana respectively, a copy of the within  
Regulatory Resolution No. 18/81/E of the Board of Public  
19/81/E Safety of the City of Fort Wayne, duly certified by me as  
Chairman of said Board, in accordance with the provisions  
of Section 17-4 of Chapter 17, of the Code of the City of  
Fort Wayne, Indiana 1974.

  
Helen P. Brown  
XXXXXX, Board of Public Safety  
MEMBER

REGULATORY RESOLUTION NO. 18/81/E

(Adopted April 1, 1981)

WHEREAS, Section 17-4, Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974 authorizes the Board of Public Safety to make temporary or experimental regulations to cover special conditions; and,

WHEREAS, a special condition has arisen justifying the Temporary Experimental Regulation hereinafter ordered, with regard to STOP INTERSECTION (EMERGENCY)

\_\_\_\_\_

: AND,

WHEREAS, the City Traffic Engineer has, by written memorandum dated April 1, 1981, submitted to this Board his advice with regard to the regulation herein adopted, which written memorandum is on file in the office of this Board;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC SAFETY OF THE CITY OF FORT WAYNE, INDIANA:

That, pursuant to the authority granted to this Board by Section 17-4 of Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974 to make temporary or experimental regulations to cover special conditions, it is hereby ordered, effective

April 1, 1981, and for a period of sixty (60) days thereafter, and when signs are erected pursuant hereto giving notice thereof, that the FOLLOWING IS ESTABLISHED:

STOP INTERSECTION (EMERGENCY)

Colerick St. -- stop -- for Alexander St.

REGULATORY RESOLUTION NO. 19/81/E

(Adopted April 3, 1981)

WHEREAS, Section 17-4, Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974 authorizes the Board of Public Safety to make temporary or experimental regulations to cover special conditions; and,

WHEREAS, a special condition has arisen justifying the Temporary Experimental Regulation hereinafter ordered, with

regard to RENEW & EXTEND REG. RES. 10/81/E: THRU

STREET (EMERGENCY)

: AND,

WHEREAS, the City Traffic Engineer has, by written memorandum dated April 3, 19 81, submitted to this Board his advice with regard to the regulation herein adopted, which written memorandum is on file in the office of this Board;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC SAFETY OF THE CITY OF FORT WAYNE, INDIANA:

That, pursuant to the authority granted to this Board by Section 17-4 of Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974 to make temporary or experimental regulations to cover special conditions, it is hereby ordered, effective

April 3, 19 81, and for a period of sixty (60) days thereafter, and when signs are erected pursuant hereto giving notice thereof, that the FOLLOWING IS ESTABLISHED:

THRU STREET

(EMERGENCY)

Jefferson Blvd. -- from -- Illinois Rd. to Division St. except at Illinois Rd., Ardmore Ave., Freeman St., College St., Van Buren St., Broadway, Fairfield Ave., Ewing St., Webster St., Harrison St., Calhoun St., Clinton St., Barr St., Lafayette St., Clay St., Hanna St., and Harmar St.

Maumee Ave. -- from -- Division St. to the East City Limits except at McCulloch St., Anthony Blvd., Dubois St., Glasgow Ave., and Lumbard St.

Washington Blvd. -- from -- East City Limits to Jefferson Blvd. except at Glasgow Ave., Anthony Blvd., Hanover St., Harmar St., Hanna St., Clay St., Lafayette St., Barr St., Clinton St., Calhoun St., Harrison St., Webster St., Ewing St., Fairfield Ave., Broadway, Van Buren St., and College St.

Upper Huntington Rd. -- from -- Illinois Rd. to the West City Limits except at Illinois Rd., Covington Rd., and Getz Rd.

THE COUNCIL THEN ADJOURNED.

CERTIFICATE

I hereby certify that I am the duly elected, acting and incumbent City Clerk of the City of Fort Wayne, Indiana and as such the custodian of the records of the Common Council of said City and that the above and foregoing is the true, full and complete record of the proceedings of the Common Council of the City of Fort Wayne, Indiana for its Regular Session, held on Tuesday the 14th day of April, 1981 that the numbered ordinances and resolutions shown therein were duly adopted by said Common Council on said date and were presented by me to the Mayor of the City of Fort Wayne and were signed and approved or disapproved by said Mayor as and on the dates shown as to each such ordinance and resolution respectively; and that all such records, proceedings, ordinances and resolutions remain on file and record in my office.

WITNESS my hand and the official seal of the City of Fort Wayne, Indiana, this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_.

---

Charles W. Westerman  
City Clerk